

COLUMBIA COUNTY
BOARD OF ADJUSTMENT
SEPTEMBER 28, 2023, MEETING AGENDA
COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX
372 WEST DUVAL STREET, LAKE CITY, FLORIDA
5:30 P.M.

Pledge to U.S. Flag

Invocation

Public Comments

Public Hearings

V 0345 - A request by Carol Chadwick P.E. agent for, owner Quality Equipment and Parts requesting a variance from Section 4.2.17.2.2 of the Land Development regulations to allow for use of recycled asphalt in lieu of conventional paving for equipment area.

V 0348 A request by Kenneth Lacey requesting a variance from the required 25-foot setback requirement to be reduced to 15 feet on a side lot line.

Staff Matters

Adoption of the August 24, 2023 Board of Adjustment Meeting Minutes.

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V0345
Application Fee \$950.00
Receipt No. _____
Filing Date 7/12/23
Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Quality Equipment & Parts Site Plan
2. Address of Subject Property: TBD SW Business Point Drive, Lake City, FL
3. Parcel ID Number(s): 24-4S-16-03103-027
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C1
6. Acreage: 6.46
7. Existing Use of Property: vacant
8. Proposed use of Property: commercial
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Section 4.2.17.2.2: allow for recycled asphalt parking in the yard area due to the movement of tracked heavy equipment that would damage a.c. pavement

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: () 307.6680.1772 Fax: () Email: ccpewyo@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Quality Equipment & Parts, Inc.
Mailing Address: 4894 NW Hwy. 41
City: Lake City State: FL Zip: 32055
Telephone: () 386.365.5951 Fax: () Email: ryan@qepusa.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n.a.
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Rezoning Amendment: ☐ Yes ☒ No
Rezoning Amendment Application No. Z _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.3.1.2 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

4. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

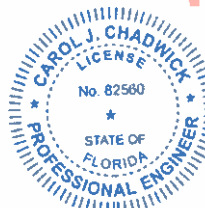
I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.07.06
14:01:36 -04'00'

Planning Review Comments

July 25, 2023

Variance Application – Quality Equipment & Parts

Parcel ID Number: 24-4S-16-03103-027

SW Business Point Drive

Lake City, FL

Based on the Variance application received for the above-referenced project, we provide the following planning review comments:

1. Columbia County Variance application checklist item D(1) requires an analysis of Section 12.3.1.2 of the Land Development Regulations. The applicant's submittal did include a written analysis of the LDR's, but accidentally reviewed the incorrect LDR provisions (reviewed Special Exception criteria (12.3.1.3). This letter should be revised to provide responses to the Variance criteria (12.3.1.2) indicated below:

12.3.1.2 Findings. In order to authorize any variance from the terms of these land development regulations, the board of adjustment must find:

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*
2. *The special conditions and circumstances do not result from the actions of the applicant.*
3. *Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.*
4. *Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.*
5. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
6. *The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*
7. *Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:*
 - (1) *The new written petition constituting a proposed variance different from the one proposed in the denied written petition.*
 - (2) *Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.*

We will review the revised letter when received from the applicant.

2. Columbia County Variance application checklist item D(2) requires all of the following information to be included on the Vicinity Map.:

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

Please update the Cover Sheet to include all of these required items.

3. Columbia County Variance application checklist item D(3)(a)-(m) outlines the requirements for the Site Plan that must accompany the Variance application. Below are the comments related to these checklist items:
 - Include Item 3b on the Cover Sheet (present zoning for subject site)
4. Parking calculations are per Sec. 4.14.11. The applicant included parking calculations on the Site Plan. Recommend merging the warehouse/storage & shop areas into one category and using the 1 space / 1,500 SF calculation. Code does not appear to let applicant make estimates. This change in calculations will not result in a change in the number of proposed spaces.
5. Sec. 4.14.7 states that front setback is 20 feet. Please revise the setbacks shown on the plan to match these requirements.
6. Please note that maximum building height is 50 feet (Sec. 4.14.8).
7. Subject property is not located next to a residential district, so no landscape buffers are required.

Site Plan Application – Quality Equipment & Parts

Parcel ID Number: 24-45-16-03103-027

SW Business Point Drive

Lake City, FL

Based on the Site Plan application received for the above-referenced project, we provide the following planning review comments:

1. Columbia County Site Plan application checklist item D(2)(a)-(m) outlines the requirements for the Site Plan application. Below are the comments related to these checklist items:
 - Include Item 2b on the Cover Sheet (present zoning for subject site)
2. Columbia County Site Plan application items 4, 5 & 6 (below) are not addressed in the application package:
 4. ***Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.***

5. ***Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.***
 6. ***Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).***
3. The comments made under the variance review (#2, 4, 5, 6 & 7) also apply to the Site Plan application submittal.
 4. It is recommended that a condition of approval be that an approved Suwannee River Water Management District Environmental Resource Permit (ERP) be provided to the County.
 5. Please note that this is only a planning review and does not include any technical engineering review. Many/most of the application checklist items for the Site Plan are engineering-related and will need to be reviewed by the County Engineer.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 0348

Application Fee \$950.00

Receipt No. _____

Filing Date 8/17/23

Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: LACEY 2-CAR GARAGE
2. Address of Subject Property: 203 SW LITTLE RD LAKE CITY FL 32024
3. Parcel ID Number(s): 07-5S-17-09151-006 (33623)
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 1 ACRE
7. Existing Use of Property: HOMESTEAD
8. Proposed use of Property: HOMESTEAD W/ NON-ATTACHED GARAGE
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): ORD. NO. 2006-1 §1 1-5-06
4.5.9 Minimum setback requirements: Side: 25 feet.
I am requesting the side setback to be modified to 15 feet.
Reason for variance described in accompanying attachment

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Kenneth E. Lacey Title: Property Owner
Company name (if applicable): _____
Mailing Address: 203 SW Little Rd
City: Lake City State: FL Zip: 32024
Telephone: (386) 623-2972 Fax: () Email: ulivint@gmail.com

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3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () Fax: () Email: _____

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***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: None
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
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Rezoning Amendment: ☐ Yes ☒ No
Rezoning Amendment Application No. Z _____
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Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
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 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
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 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Legal Description with Tax Parcel Number.
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Variance Application is \$950. No application shall be accepted or processed until the required application fee has been paid.

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The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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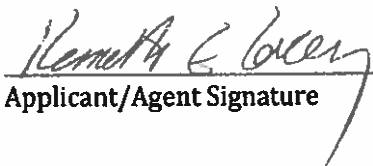
There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Kenneth E. Lacey

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

8/13/2023

Date

August 13, 2023

PETITIONER'S STATEMENT

My wife and I have lived at this residence for 25 years in peace and harmony with all our neighbors.

We have recently resolved to add a garage to the property to shelter our vehicles from the aging effects of the weather. After careful consideration of all our options, we have elected to construct a metal building 24' x 30' x 9' according to the accompanying drawing and had planned to site it as close as possible to the side entrance of our house. No other location affords the convenience of short exposure to foul weather between house and garage.

Additionally, we are constrained by the existence of our septic field directly behind the proposed garage location. Any positioning of the garage towards the rear of the house would require relocating the septic field. The only practical location for a new septic field would be closer to the side property line. The grade of the property rises in elevation as you go west, prohibiting any relocation of the septic field in any other direction. The cost to relocate would be \$3,700.

We have a pending application for a building permit (#61899) but were informed that the proposed location of the building was not compliant. According to the setbacks required for our zoning, we are restricted from erecting a building within 25 feet of the side property line. The proposed location would be 15 feet from the line, resulting in this petition for variance.

My neighbor on the affected side is Seth "Sammy" Nettles. I have spoken to him, and he has no objection to this proposal. He has furnished us with a signed statement to that effect, which is also included in the documents accompanying this petition.

Thank you to all the county officials involved in these cases for giving consideration to this petition.



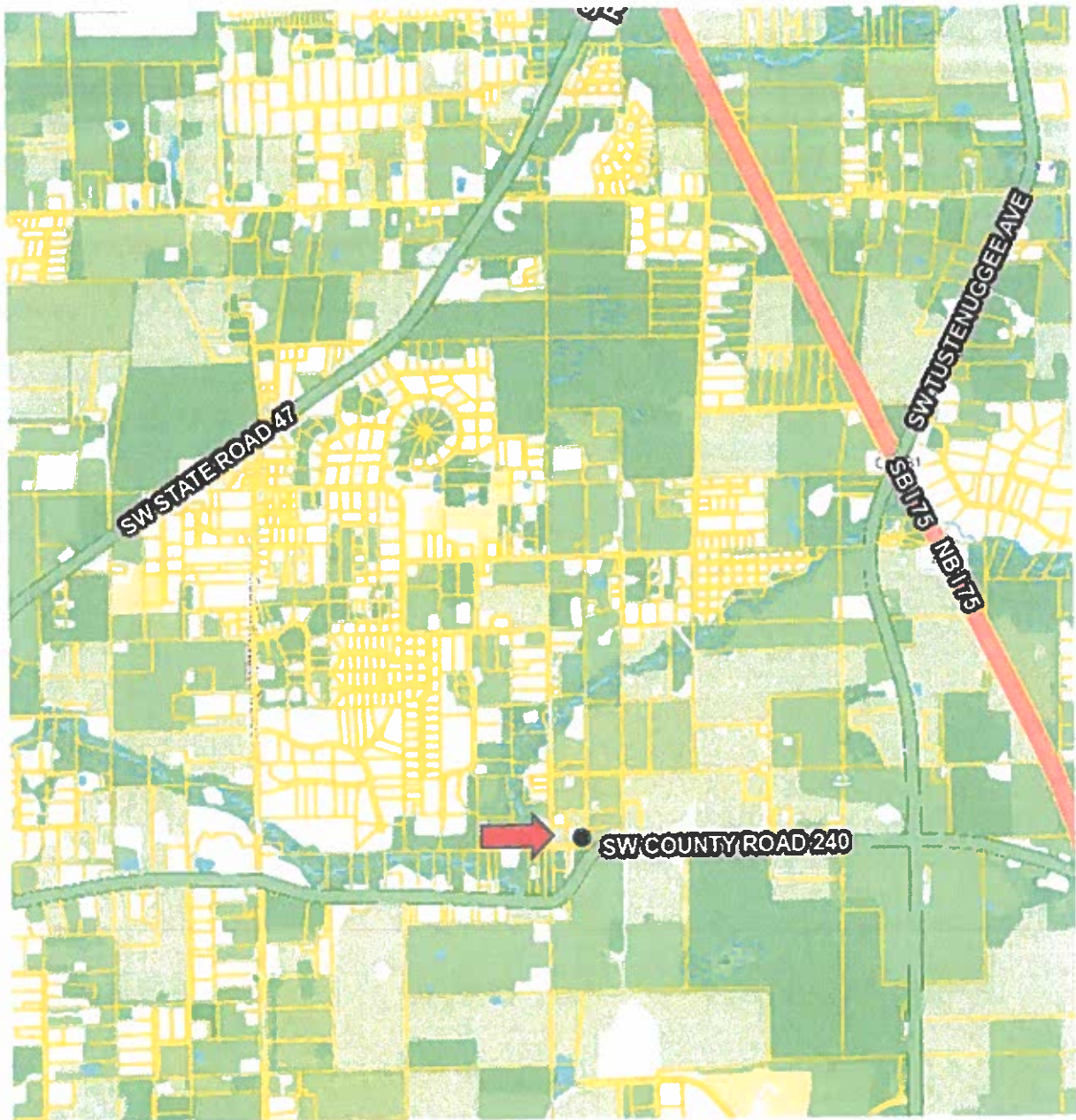
Kenneth E. Lacey, property owner

Attachment 1/8



PROPOSED GARAGE LOCATION
KENNETH E LACEY 203 SW LITTLE RD, LAKE CITY FL 32024
PARCEL ID 07-55-17-09151-006 (33623)

Attachment 2/8



LOCATION OF PROPERTY
203 SW LITTLE RD

8/10/2023

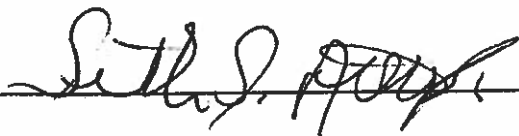
STATEMENT FROM NEIGHBOR

I, Seth S. Nettles, have been informed of Kenneth E. Lacey's petition for a zoning variance, to wit:

Erect a 24' x 30' x 9' metal building on Parcel 07-5S-17-09151-006, 15 feet from the eastern (side of lot) property line in variance to the 25-ft. setback normally required.

I am the neighbor and owner of the adjoining lot on the side in question, and I offer no objection or protest to this proposed variance.

Signed,

 Date 8-10-23

Attachment 4/8

Columbia County Tax Collector

generated on 8/13/2023 4:31:12 PM EDT

Tax Record

Last Update: 8/13/2023 4:28:14 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number R09151-006	Tax Type REAL ESTATE	Tax Year 2023
Mailing Address LACEY KENNETH E LACEY AIDA G 203 SW LITTLE ROAD LAKE CITY FL 32024	Property Address 203 LITTLE LAKE CITY GEO Number 075S17-09151-006	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail HX 25000 HB 25000	Millage Code 003	Escrow Code 999
Legal Description (click for full description) 07-5S-17 0100/01001.07 Acres COMM SW COR OF NW1/4 OF NW1/4, RUN E 660.49 FT, N 35.56 FT TO N R/W LITTLE RD FOR POB, W 251.13 FT, N 72.27 FT, E 43.57 FT, N 120.13 FT, W 12.79 FT, N 15.68 FT, E 217.76 FT, S 206.87 FT TO POB. 812-1408, 814-1182 THRU 814-1184, 870-1731,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	8.81%	78,814
COLUMBIA COUNTY SCHOOL BOARD		50,000
DISCRETIONARY	0.7480	25,000
LOCAL	3.2990	25,000
CAPITAL OUTLAY	1.5000	25,000
SUNWATER RIVER WATER MGT DIST	0.3368	50,000
LAKE SHORE HOSPITAL AUTHORITY	0.0001	50,000
Total Millage	13.6989	Total Taxes
		\$533.38
Non-Ad Valorem Assessments		
Code	Levy Authority	Amount
FFIR	FIRE ASSESSMENTS	\$269.98
GGAR	SOLID WASTE - ANNUAL	\$198.06
Total Assessments		\$468.04
Taxes & Assessments		\$1,001.42
If Paid By		Amount Due
9/30/2023		\$239.11

Date Paid	Transaction	Receipt	Item	Amount Paid
6/26/2023	PAYMENT	9925415.0001	2023	\$235.36

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

This account currently uses the Installment method for payment. Please contact the Tax Department at (386)758-1077 for proper pay off of taxes.

Attachment 5/8

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 8/10/2023

Parcel: << 07-5S-17-09151-006 (33623) >>

Owner & Property Info

Result: 1 of 1

Owner	LACEY KENNETH E LACEY AIDA G 203 SW LITTLE ROAD LAKE CITY, FL 32024		
Site	203 SW LITTLE RD, LAKE CITY		
Description	COMM SW COR OF NW1/4 OF NW1/4, RUN E 660.49 FT, N 35.58 FT TO N RW LITTLE RD FOR POB, W 251.13 FT, N 72.27 FT, E 43.57 FT, N 120.13 FT, W 12.79 FT, N 15.88 FT, E 217.76 FT, S 206.87 FT TO POB, 812-1408, 814-1182 THRU 814-1184, 870-1731.		
Area	1.07 AC	S/T/R	07-5S-17
Use Code	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
 Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$18,050	Mkt Land	\$18,050
Ag Land	\$0	Ag Land	\$0
Building	\$88,104	Building	\$101,180
XFOB	\$1,500	XFOB	\$1,500
Just	\$106,654	Just	\$118,730
Class	\$0	Class	\$0
Appraised	\$106,654	Appraised	\$118,730
SOH Cap [7]	\$27,840	SOH Cap [7]	\$37,552
Assessed	\$78,814	Assessed	\$81,178
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$28,814 city:\$0 other:\$0 school:\$53,814	Total Taxable	county:\$31,178 city:\$0 other:\$0 school:\$56,178

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2018 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/1998	\$74,900	0870/1731	WD	I	Q	

Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1996	1365	1508	\$101,180

Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	2012	\$1,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.070 AC	1.0000/1.0000 1.0000/ /	\$15,000 /AC	\$16,050

Search Result: 1 of 1

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by: GrizzlyLogic.com

Attachment 6/8

**Buildings And More**

792 SW Bascom Norris Dr
Florida 32025
kgray@bambuilding.com
(386) 755-6449

Sales: Adam Porter

792 SW Bascom Norris Dr
Florida 32025
aporter@bambuilding.com

**Building Quote
QTE-001309**

Date
06/02/2023

Total
\$10,190.55

CUSTOMER DETAILS**KEN LACEY**

Billing Address



Shipping Address



(386) 623-2972

Standard Carports - 24 x 30 x 9

- ☒ Roof Color: Charcoal Gray
☐ Trim Color: White
☐ Sides/Ends Color: Galvalume
☐ Wainscot Color: NA



Ready for Installation? _____ Jobsite Level? _____ Permit Required? _____ Inside City Limit? _____ Electricity Available? _____ Installation Surface? Concrete

Building Dimension	Roof Style	Gauge	Wind/Snow Rating	Distance on Center
24'W x30'L x9'H	Vertical	14 Gauge	140 MPH Wind Load Certification	5 Feet

24X30' (Roof 31') Vertical Roof	1
9' Height	1
140 MPH Wind Load Certification	1
3/12' Roof Pitch	1
Front Wall Closed Horizontal	1
Back Wall Closed Horizontal	1
Left Closed Horizontal	1
Right Closed Horizontal	1
10x8 ft Garage Door Frameout on Front Wall	1
10x8 ft Garage Door Frameout on Front Wall	1
36x80 inch Walk-in Door on Left Wall	1
24x36 inch Window on Right Wall	1
24x36 inch Window on Back Wall	1
Surcharge Amount	1

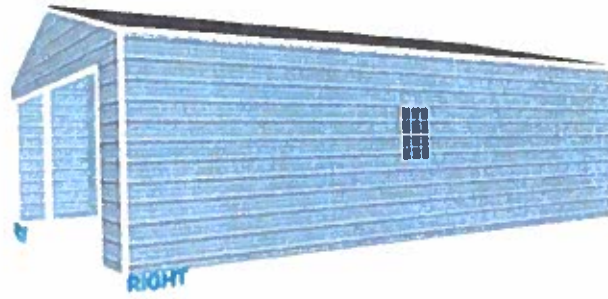
NOTES

certified concrete slab : \$5724, around
AL FIELDS : CONCRETE : (386) 688-7652
15% DEPOSIT, 30-45 DAYS OUT, AFTER CONCRETE

Sub Total:	\$8,285.00
Additional Charges	\$0.00
Grand Total	\$10,190.55
Pay Now	
Downpayment	\$1,528.58
Balance Due	\$8,661.97

Attachment 4/6

BUILDING VIEW



RIGHT